

Anthony J. Picente Jr.
County Executive

Shawna M. Papale
Secretary/ Treasurer/
Executive Director

Jennifer Waters
Assistant Secretary

ONEIDA COUNTY INDUSTRIAL
DEVELOPMENT AGENCY

OCIDA



584 Phoenix Drive
Rome, New York 13441-4105
(315) 338-0393, fax (315) 338-5694

David C. Grow
Chairman
Michael Fitzgerald
Vice Chairman

Ferris Betrus Jr.
Kirk Hinman
Mary Faith Messenger
Eugene Quadraro
Stephen Zogby

To: Oneida County Industrial Development Agency Board of Directors
From: Shawna M. Papale
Date: September 9, 2022
RE: OCIDA Meeting Agenda

The Oneida County Industrial Development Agency shall meet – **8:00 AM Friday, September 16, 2022.**

Members of the public may listen to the Agency meeting by calling +1-408-418-9388, Access code: 263 015 61597 or attend in person. The Minutes of the Agency meeting will transcribed and posted on the OCIDA website.

1. Executive Session at 8:00 AM if needed
2. Approve minutes – August 19, 2022
3. Financial Review
 - a) August Financials
 - b) 2022 IDA Annual Rent Payments
 - c) 2023 Final Budget Draft
4. IDA Academy Reminder

Next meeting date – **Friday, October 21, 2022 at 8 AM at 584 Phoenix Drive, Rome, NY**

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**Minutes of the Meeting of the
Oneida County Industrial Development Agency
August 18, 2022
584 Phoenix Drive, Rome, NY/Webex Video/Teleconference**

Members Present: David Grow, Michael Fitzgerald; Ferris Betrus, Steve Zogby.

Members Present Virtually: Gene Quadraro

EDGE Staff Present: Bill Van Shufflin, Tim Fitzgerald, Laura Cohen; Shawna Papale, Maureen Carney, Mark Kaucher, and Hannah Phillips.

Other Attendees: Rome Mayor Jackie Izzo; Paul Goldman, Esq., Goldman Attorneys, PLLC (WebEx); Linda Romano (WebEx) and Laura Ruberto, Bond, Schoeneck & King; Mark Levitt (WebEx) and Jenna Peppenelli, Levitt & Gordon; Jef Saunders, Saunders-Kahler; Greg Evans, The Indium Corporation of America; Jolene Cleaver, The Daily Sentinel (call-in)

Chair Grow called the meeting to order at 8:06 AM.

Executive Session

At 8:06 AM a motion to enter executive session to evaluate potential contracts and existing litigation involving the Agency was made by M. Fitzgerald, seconded by F. Betrus, and carried 5-0.

At 8:56 AM a motion to exit executive session and return to the open meeting was moved by M. Fitzgerald, seconded by F. Betrus, and carried 5-0. No action was taken during the executive session.

E. Quadraro left the meeting at 8:56 AM.

Indium Corporation of America – Supplemental Inducement Resolution

Chair Grow introduced a supplemental inducement resolution relating to The Indium Corporation of America Facility, accepting an amended Application for Financial Assistance, and granting preliminary approval for financial assistance in the form of exemptions from sales tax (increased from \$131,250 to \$148,750); exemptions from mortgage recording tax (decreased from \$99,750 to \$82,200) and reduction of real property tax for a period of twelve years during which time the Company will have a fixed exemption applied to its real estate tax (no change, estimated at \$1,270,000), which financial assistance is a deviation from the Agency's Uniform Tax Exemption Policy, and authorizing the Agency to conduct a public hearing. **M. Fitzgerald motioned, and S. Zogby seconded, a motion to approve the supplemental inducement resolution request from The Indium Corporation of America granting preliminary approval for financial assistance in the form of exemptions from sales tax (increased from \$131,250 to \$148,750); exemptions from mortgage recording tax (decreased from \$99,750 to \$82,200) and reduction of real property tax for a period of twelve years during which time the Company will have a fixed exemption applied to its real estate tax (estimated at \$1,270,000). This motion acknowledges the original action taken by the Agency at its July 15th meeting, which was to approve the original inducement resolution for this project. With no further discussion, the motion carried 4-0.**

Minutes

The July 15, 2022 meeting minutes were reviewed. Chair Grow explained that due to a technical issue, the WebEx meeting recording was faulty, and that as a result, no audio or video of the meeting was available. As such, the meeting minutes were generated by staff based on their notes and recollection. These minutes were circulated to Members to give them an opportunity to review and provide feedback prior to the regularly scheduled August meeting. Agency members are being asked to ratify and confirm the actions taken at the July 15th meeting. **A motion to approve the July 15th minutes as presented, and to ratify and confirm all actions taken at that meeting, was moved by M. Fitzgerald and seconded by F. Betrus. The motion carried 4-0.**

Interim Financials

M. Carney reviewed the July 31st interim financial report. She noted that one commitment and application fee had been received from Indium Corporation, and that the Agency closed on the Quiet Meadows 1 facility. She also noted that in the next interim report provided to the Members, the annual comparisons will reflect year-to-date figures,

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rather than year-end figures. This will provide a more appropriate budget comparison. F. Betrus requested a list of OCIDA projects that make annual lease payments to the Agency. M. Carney stated she would provide such a list. **The Agency received and accepted the interim financials, subject to audit.**

Clarification of Minutes from 11/19/2021 OCIDA Meeting and the 3/25/2022 OCIDA Meeting

Chair Grow introduced for consideration a draft amendment to the 11/19/2021 OCIDA meeting minutes, which clarifies that sales tax benefit offered to Delta Luxury Townhomes LLC will be the lesser of what's incurred within two years of the *date of the agency appointment*, rather than the inducement date, or \$490,000, and cannot exceed the lesser amount. **A motion to approve the draft amendment to the 11/19/2021 OCIDA meeting minutes, with the aforementioned clarification, was made by F. Betrus, seconded by S. Zogby, and carried 4-0.**

Chair Grow introduced for consideration a draft amendment to the 3/25/2022 OCIDA meeting minutes, making the same clarification regarding sales tax benefit offered to Delta Luxury Townhomes LLC. **A motion to approve the draft amendment to the 3/25/2022 OCIDA meeting minutes, with the aforementioned clarification, was made by S. Zogby, seconded by M. Fitzgerald, and carried 4-0.**

Indium Corporation of America – SEQR Resolution

Chair Grow introduced a SEQR resolution relating to The Indium Corporation of America Facility. The Agency is serving as lead agency for the SEQR review and determines that the action is an Unlisted Action. **A motion to approve the SEQR resolution relating to The Indium Corporation of America Facility was made by M. Fitzgerald, seconded by F. Betrus, and carried 4-0.**

McCraith Beverages, Inc. – SEQR Resolution

Chair Grow introduced a SEQR resolution relating to the STD Realty, LLC/McCraith Beverages, Inc. Facility. The Agency is serving as lead agency for the SEQR review and determines that the action is an Unlisted Action. **A motion to approve the SEQR resolution relating to STD Realty, LLC/McCraith Beverages, Inc. Facility was made by M. Fitzgerald, seconded by S. Zogby, and carried 4-0.**

McCraith Beverages, Inc. – Final Authorizing Resolution

Chair Grow introduced a final authorizing resolution relating to the STD Realty, LLC/McCraith Beverages, Inc. Facility, approving financial assistance in the form of exemptions from sales tax (valued at \$214,720) and reduction of real property tax on the incremental assessment resulting from the project (valued at \$182,763), which financial assistance is consistent with the Agency's Uniform Tax Exemption Policy and authorizing the form and execution of related documents, subject to counsel review. The Agency conducted a public hearing on July 29, 2022. **A motion to approve the final authorizing resolution relating to the STD Realty, LLC/McCraith Beverages, Inc. Facility, and execution of related documents, subject to counsel review was made by M. Fitzgerald, seconded by S. Zogby, and carried 4-0.**

Rome Community Brownfield Restoration Corporation – Rome Cable Complex 4 Environmental Easement

Chair Grow introduced a supplemental resolution relating to the Rome Community Brownfield Restoration Corporation (Former Rome Cable) Facility, amending a resolution adopted on January 21, 2022 to reflect that the Environmental Easement relating to Complex 4 will cover the entire 49.651± acre parcel rather than a 21.451± acre portion that was identified for remediation, and authorizing the form and execution of related documents, subject to counsel review. **A motion to approve the supplemental resolution relating to the Rome Community Brownfield Restoration Corporation (Former Rome Cable) Facility, and authorizing the form and execution of related documents, subject to counsel review was made by F. Betrus, seconded by S. Zogby, and carried 4-0.**

Rome Community Brownfield Restoration Corporation – Tower Parcel License to EDGE

Chair Grow introduced a resolution relating to the Rome Community Brownfield Restoration Corporation (Tower Parcel) Facility, approving a license to EDGE for the purpose of EDGE entering upon the property with its consultants to perform environmental investigation and remedial planning, and authorizing the form and execution of related documents, subject to counsel review. **A motion to approve the resolution relating to the Rome Community Brownfield Restoration**

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Corporation (Tower Parcel) Facility, and authorizing the form and execution of related documents, subject to counsel review was made by S. Zogby, seconded by M. Fitzgerald, and carried 4-0.

Griffiss Local Development Corporation – Release of Parcels from Master Lease

Chair Grow introduced a request from Griffiss Local Development Corporation to release from the Master Lease the various streets and portions of the utility infrastructure and Parcel F10A and Parcel F3B at Griffiss Business and Technology Park to convey to the City of Rome, and approving the form and execution of related documents, subject to counsel review. The City of Rome agreed to accept the roads and utility infrastructure and Parcel F10A and Parcel F3B in the Service Fee Payment Agreement and have been maintaining the same for years. This transfer will divest the Agency and GLDC of all interest in the roads and utility structure. It was clarified that *all* streets and portions of utility infrastructure will be released from the Master Lease. Mayor Izzo stated that the City supported this action. **A motion to approve the request from Griffiss Local Development Corporation to release from the Master Lease the various streets and portions of the utility infrastructure and Parcel F10A and Parcel F3B at Griffiss Business and Technology Park, and approving the form and execution of related documents, subject to counsel review was made by M. Fitzgerald, seconded by S. Zogby, and carried 4-0.**

GLDC and Cardinal Griffiss Realty – Sales and Mortgage Recording Tax Exemption

Chair Grow introduced a request from Griffiss Local Development Corporation and Cardinal Griffiss Realty LLC to authorize financial assistance relating to its gas conversion project in the form of exemptions from mortgage recording tax (valued in the aggregate at \$19,356.00) and exemptions from sales tax relating to Building 301 only (valued at \$36,332.13) and approve the form and execution of related documents, subject to counsel review. As fee or leasehold owner of the properties to be improved, the Agency will be asked to join in several mortgages to finance the costs of improvements to Building 770-774 (Building 770 formerly Tektronix, currently unoccupied and Building 774 currently occupied by BAE); Building 776 (currently occupied by Peraton); Building 778 (currently occupied by Huntington Ingalls Industries f/k/a Alion Science and Technology); Building 780 (currently occupied by EDGE); Building 796/798 (formerly occupied by Griffiss Institute/CUBRC); and Building 301 (currently occupied by AIS). GLDC is requesting sales tax exemption relating to Building 301 in the event GLDC's exempt status does not extend to the property as is owned by Cardinal Griffiss Realty, LLC. J. Saunders explained that the mortgage recording tax exemption is broken out by building because allocating the grant proceeds to each Griffiss property proportionately will afford GLDC greater flexibility in the event it needs to obtain bank financing relating to a particular Griffiss Property. L. Ruberto further explained that the Agency will need to report to New York State on the level of assistance provided to each building. A discussion ensued about what Griffiss Utility Service Corporation intends to do to maintain its viability, particularly regarding to its existing steam infrastructure, without a sufficient number of customers to make steam distribution cost effective. This includes the possibility of utilizing steam infrastructure to generate electricity. The Members discussed what responsibility the Agency has to inform Griffiss Park tenants of this gas conversion project and how it may impact any businesses that remain on the steam system. The Members requested that GLDC send a letter to Park tenants making them aware of the upcoming gas conversion project and gauging interest in such a conversion from any remaining steam users. Members supported sending a letter from the Agency if GLDC chose not to do so. **A motion to approve the request from Griffiss Local Development Corporation and Cardinal Griffiss Realty LLC to authorize financial assistance relating to its gas conversion project in the form of exemptions from mortgage recording tax (valued in the aggregate at \$19,356.00) and exemptions from sales tax relating to Building 301 only (valued at \$36,332.13) and approve the form and execution of related documents, subject to counsel review was made by M. Fitzgerald, seconded by D. Grow, and carried 4-0.**

Griffiss Local Development Corporation – Building 796/798 Facility

Chair Grow introduced a resolution relating to the Griffiss Local Development Corporation (Building 798/798) Facility, approving a short-term license to be followed by a long-term sublease from GLDC to The Kelberman Center in the former Griffiss Institute space, and authorizing the form and execution of related documents, subject to counsel review. After a brief discussion concerning existing tenants in Building 796/798, **a motion to approve the resolution relating to the Griffiss Local Development Corporation (Building 798/798) Facility, approving a short-term license to be followed**

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by a long-term sublease from GLDC to The Kelberman Center in the former Griffiss Institute space, and authorizing the form and execution of related documents, subject to counsel review was made by M. Fitzgerald, seconded by S. Zogby, and carried 4-0.

There being no further business, at 10:00 AM Chair Grow asked for a motion to adjourn the meeting: M. Fitzgerald moved, and F. Betrus seconded the motion to adjourn. Motion carried 4-0.

Respectfully Submitted,

Tim Fitzgerald

Oneida County Industrial Development Agency
Notes to the Financial Statements
August 31, 2022

Balance Sheet:

1. Cash increased by \$362K over the last 12 months; this is basically due to the increase in net assets
2. The balance in restricted cash is made up of PILOT holdings; per direction from the board, the PILOT holding is being presented on the financial statements under assets instead of under liabilities; this more clearly shows the actual assets of the organization
3. The \$1,000 commitment fees collected from the following for projects that have not closed as of August 31:
 1. Source Renewables LLC (received April 2020- Project on Hold- commitment fee will be held and used to pay certain legal bills from BS&K related to the project)
 2. EDF Renewables (former partner in the Quiet Meadows projects) (received November 2021)
 3. Central Utica Building (received November 2021)
 4. Solar Generation Projects LLC (SG Oneida PV) (received December 2021)
 5. Solar Power Capital LLC (received January 2022)
 6. Solitude Solar, LLC (received February 2022)
 7. Fiber Instrument Sales (received March 2022)
 8. McCraith Beverages (received June 2022)
 9. Indium Corporation (received July 2022)
4. Fund balance increased approximately 56% over the last 12 months

Budget Comparison Report (Income Statement):

1. 2022 annual lease payments have been billed
2. The following are the closings and application fees received from 1/1/22-8/31/22:

1/21/2022	Solar Power Capital LLC	App Fee	500.00
2/7/2022	Solitude Solar, LLC	App Fee	500.00
2/25/2022	Camden Renewables, LLC	Admin Fee	40,231.25
2/25/2022	Camden Renewables, LLC	Commitment Fee	1,000.00
3/16/2022	Fiber Instrument Sales	App Fee	500.00
4/1/2022	B240 LLC	B240 LLC Admin Fee	81,721.00
6/13/2022	McCraith Beverages / STD Realty	Application Fee	500.00
6/30/2022	Pivot Energy, INC	Admin Fee	20,976.00
6/30/2022	Pivot Energy, INC	Commitment Fee	1,000.00
7/15/2022	Indium Corporation Of America	Application Fee	500.00
7/31/2022	Quiet Meadows Solar Farm 2, LLC	Admin Fee	500.00
7/31/2022	Quiet Meadows Solar Farm 2, LLC	Admin Fee	500.00
8/19/2022	Delta Luxury Apartments	Admin & Commitment Fee	49,355.00
Total as of 8/31/22			<u>197,783.25</u>

3. 2020 Admin fees include 2 large projects thus the large difference from the other comparative years

No other significant items to note

**Oneida County Industrial Development Agency
Balance Sheet
August 31, 2022 and 2021**

	Current Year	Prior Year
Assets		
Current Assets		
Cash and Cash Equivalents	926,971	564,139 ¹
Restricted Cash - PILOT Holdings	37,445	123,778 ²
PILOT Holdings	(37,445)	(123,778) ²
Accounts Receivable	4,500	1,543
Prepaid Expenses	1,491	2,242
Total Current Assets	932,962	567,924
Fixed Assets		
Furniture/Fixture/Eqpt	6,679	6,679
A/D-Furniture/Fixt/Eqpt	(6,679)	(6,679)
Total Fixed Assets	0	0
Total Assets	932,962	567,924
Liabilities & Net Assets		
Liabilities		
Current Liabilities		
Accounts Payable	59,764	3,411
Accrued Expenses	5,517	4,667
Deferred Revenue	9,000	10,000 ³
Total Current Liabilities	74,281	18,078
Total Liabilities	74,281	18,078
Net Assets		
Fund Balance	458,681	149,846
Fund Balance-Board Restricted	400,000	400,000
Total Net Assets	858,681	549,846 ⁴
Total Liabilities & Net Assets	932,962	567,924

Oneida County Industrial Development Agency
 Budget Comparison Report
 Current Period: 8/1/2022 - 8/31/2022
 Budget Period: 1/1/2022 - 12/31/2022
 With Comparative Periods Ending 8/31/2021 and 8/31/2020

	Current Period Actual	Current Period Budget	Year-to-Date Actual	Year-to-Date Budget	8/31/2021	8/31/2020
Revenue						
Reimbursements	0	0	216	0	0	9,838
Interest Income & Miscellaneous	14	38	850	300	309	3,104
Lease Payments	750	3,396	51,000 ¹	27,167	40,750	43,250
PILOT Application / Admin Fees	49,355	21,667	197,783 ²	173,333	59,973	725,711 ³
PILOT Clawback MSP	0	0	0	0	65,000	0
Total Revenue	50,119	25,100	249,849	200,800	166,032	781,903
Expenses						
Business Expense	(20)	0	380	0	387	655
Contracted Service-Accounting	583	583	4,667	4,667	4,667	4,167
Contracted Services - Legal	850	850	6,750	6,750	6,400	6,475
Legal Services & PILOT Clawback MSP	0	0	0	0	60,604	0
Contracted Services- Other	0	0	3,269	0	8,089	0
Marketing- Contracted Services	0	17	735	133	45	150
Dues & Subscriptions	0	150	1,250	1,200	1,385	1,250
Insurance - General	526	333	2,726	2,667	2,582	2,402
Special ED Projects Contingency	8,333	8,333	66,667	66,667	66,667	353,930
Office Supplies & Expense	40	267	320	2,133	328	0
Seminars & Conferences	459	250	1,179	2,000	0	2,740
Service Fees	14,000	14,000	112,000	112,000	106,667	106,667
Total Expenses	24,771	24,783	199,941	198,217	257,821	478,436
Excess or (Deficiency) of Revenue Over Expenses	25,348	317	49,908	2,583	(91,789)	303,467

**Oneida County Industrial Development Agency
Statement of Cash Flows
For the Period Ending August 31, 2022**

Cash Flows From (Used by) Operating Activities	
Increase (Decrease) in Net Assets	\$ 308,835
Adjustments for Noncash Transactions	
Depreciation and Amortization	0
(Increase) Decrease in Assets	
Accounts Receivable	(2,957)
Prepaid Expenses	751
Increase (Decrease) in Liabilities	
Accounts Payable and Accrued Liabilities	56,203
Net Cash Flows From Operating Activities	<u>362,833</u>
Cash Flows From (Used By) Investing Activities	
Capital Expenditures	<u>0</u>
Net Cash From (Used by) Investing Activities	0
Cash Flows From (Used By) Financing Activities	
Repayments of Long Term Debt	0
Proceeds from Long Term Debt	<u>0</u>
Net Cash Flows (Used by) Financing Activities	0
Net Increase (Decrease) in Cash and Cash Equivalents	362,833
Cash and Cash Equivalents, Beginning of Period	564,139
Cash and Cash Equivalents, End of Period	<u><u>\$ 926,971</u></u>

2022 OCIDA Annual Rent

Lease Payments	1/14/2022	Runnings Supply Inc.	Annual Rent Payment Due	500.00
Lease Payments	2/15/2022	99 Otis Street LLC	Annual Rent Payment Due	750.00
Lease Payments	2/15/2022	Alder Creek Beverages, LLC	Annual Rent Payment Due	500.00
Lease Payments	2/15/2022	American Alloy Steel, Inc.	Annual Rent Payment Due	500.00
Lease Payments	2/15/2022	Artis REIT	Annual Rent Payment Due	500.00
Lease Payments	2/15/2022	B240 LLC	Annual Rent Payment Due (Project 1)	750.00
Lease Payments	2/15/2022	B240 LLC	Annual Rent Payment Due (Project 2)	750.00
Lease Payments	2/15/2022	Baggs Square Partners LLC	Annual Rent Payment Due	750.00
Lease Payments	2/15/2022	Bonide	Annual Rent Payment Due	500.00
Lease Payments	2/15/2022	Booz Allen Hamilton Inc.	Annual Rent Payment Due	750.00
Lease Payments	2/15/2022	Brooklyn Brewery	Annual Rent Payment Due	500.00
Lease Payments	2/15/2022	Burrstone Energy Center, LLC	Annual Rent Payment Due	500.00
Lease Payments	2/15/2022	Camden Renewables, LLC	Annual Rent Payment Due	2,000.00
Lease Payments	2/15/2022	Cardinal Griffiss Realty	Annual Rent Payment Due	500.00
Lease Payments	2/15/2022	Cold Point Corporation	Annual Rent Payment Due	750.00
Lease Payments	2/15/2022	Crane-Ballou LLC	Annual Rent Payment Due	500.00
Lease Payments	2/15/2022	CREE Inc. (Wolfsped)	Annual Rent Payment Due	750.00
Lease Payments	2/15/2022	Dart Communications	Annual Rent Payment Due	500.00
Lease Payments	2/15/2022	Delta Luxury Apartments	Annual Rent Payment Due	500.00
Lease Payments	2/15/2022	Deployed Resources, LLC	Annual Rent Payment Due	500.00
Lease Payments	2/15/2022	ECR International, Inc.	Annual Rent Payment Due	750.00
Lease Payments	2/15/2022	Quiet Meadows Solar Farm 2, LLC	Annual Rent Payment Due - Quiet Meadows 1	2,000.00
Lease Payments	2/15/2022	Quiet Meadows Solar Farm 2, LLC	Annual Rent Payment Due - Quiet Meadows 2	2,000.00
Lease Payments	2/15/2022	Engler Electric, Inc.	Annual Rent Payment Due	750.00
Lease Payments	2/15/2022	F.X. Matt Brewing Company	Annual Rent Payment Due	500.00
Lease Payments	2/15/2022	Family Dollar Services	Annual Rent Payment Due	500.00
Lease Payments	2/15/2022	Fountainhead Group, Inc.	Annual Rent Payment Due	750.00
Lease Payments	2/15/2022	Griffiss EC, LLC	Annual Rent Payment Due	500.00
Lease Payments	2/15/2022	GSPP 7024 Fox Rd, LLC	Annual Rent Payment Due	2,000.00
Lease Payments	2/15/2022	GSPP NN Fund III LLC	Annual Rent Payment Due	2,000.00
Lease Payments	2/15/2022	Gutchess Vernon Inc	Annual Rent Payment Due	500.00
Lease Payments	2/15/2022	H.J. Brandeles Corporation	Annual Rent Payment Due	750.00
Lease Payments	2/15/2022	Hale's Bus Garage	Annual Rent Payment Due	750.00
Lease Payments	2/15/2022	Hangar Road Rome LLC	Annual Rent Payment Due	750.00
Lease Payments	2/15/2022	Heartford Luxury Apartments (Buck Construction)	Annual Rent Payment Due	500.00
Lease Payments	2/15/2022	Housing Visions Unlimited Inc.	Annual Rent Payment Due	500.00

Lease Payments	2/15/2022	Indium Corporation Of America	Annual Rent Payment Due	500.00
Lease Payments	2/15/2022	Indium Corporation Of America	Annual Rent Payment Due	750.00
Lease Payments	2/15/2022	Kris-Tech Wire Company, Inc.	Annual Rent Payment Due	750.00
Lease Payments	2/15/2022	Lithia Motors, Inc	Annual Rent Payment Due	500.00
Lease Payments	2/15/2022	LT Group, LLC	Annual Rent Payment Due	500.00
Lease Payments	2/15/2022	McCraith Beverages / STD Realty	Annual Rent Payment Due	750.00
Lease Payments	2/15/2022	Med-Care Administrators, LLC	Annual Rent Payment Due	500.00
Lease Payments	2/15/2022	MGS Manufacturing, Inc.	Annual Rent Payment Due	750.00
Lease Payments	2/15/2022	Mohawk Adirondack & Northern RR. Corp	Annual Rent Payment Due	500.00
Lease Payments	2/15/2022	New Hartford Extended Stay, LLC	Annual Rent Payment Due	500.00
Lease Payments	2/15/2022	New Hartford Lodging Group, LLC	Annual Rent Payment Due	500.00
Lease Payments	2/15/2022	Nortek Powder Coating, LLC	Annual Rent Payment Due	500.00
Lease Payments	2/15/2022	One-Pull Wire And Cable, Inc	Annual Rent Payment Due	750.00
Lease Payments	2/15/2022	Oneida County Rural Telephone Co., Inc.	Annual Rent Payment Due	750.00
Lease Payments	2/15/2022	Orgill Inc.	Annual Rent Payment Due	750.00
Lease Payments	2/15/2022	Oriskany Manufacturing Technologies /	Annual Rent Payment Due	500.00
Lease Payments	2/15/2022	Owl Wire And Cable, Inc. (Rome)	Annual Rent Payment Due	500.00
Lease Payments	2/15/2022	Park Outdoor Advertising Of New York, Inc.	Annual Rent Payment Due	750.00
Lease Payments	2/15/2022	Polce Management Group	Annual Rent Payment Due	750.00
Lease Payments	2/15/2022	Renmatix, Inc.	Annual Rent Payment Due	500.00
Lease Payments	2/15/2022	Sovena	Annual Rent Payment Due	500.00
Lease Payments	2/15/2022	Special Metals Corp.	Annual Rent Payment Due	500.00
Lease Payments	2/15/2022	Square One Coating Systems	Annual Rent Payment Due	750.00
Lease Payments	2/15/2022	SR Sloan	Annual Rent Payment Due	500.00
Lease Payments	2/15/2022	Suit-Kote Corporation	Annual Rent Payment Due	500.00
Lease Payments	2/15/2022	The Lodging Kit Company (West Dacks LLC)	Annual Rent Payment Due	500.00
Lease Payments	2/15/2022	Universal Photonics, Inc.	Annual Rent Payment Due	500.00
Lease Payments	2/15/2022	UTC Aerospace (Goodrich)	Annual Rent Payment Due	500.00
Lease Payments	2/15/2022	Utica First Insurance Company	Annual Rent Payment Due	500.00
Lease Payments	2/15/2022	Varflex Corporation	Annual Rent Payment Due	750.00
Lease Payments	2/15/2022	Vernon Downs	Annual Rent Payment Due	500.00
Lease Payments	2/15/2022	Vicks - JGV/Alfred	Annual Rent Payment Due	500.00
Lease Payments	4/1/2022	B240 LLC	B240 LLC 2022 Annual Rent	750.00
Lease Payments	6/30/2022	Pivot Energy, INC	2022 Annual Rent	2,000.00
Lease Payments	8/19/2022	Delta Luxury Apartments	Delta Luxury Annual Rent 2022	750.00
			8/31/2022	51,000.00
		Solar Generation Projects LLC (SG Oneida PV)	Not closed as of 8/31/22	2,000.00
		Fiber Instrument Sales	Not closed as of 8/31/22	750.00
		McCraith Beverages	Not closed as of 8/31/22	750.00
		Indium Corporation	Not closed as of 8/31/22	750.00
				55,250.00

Oneida County Industrial Development Agency
2023 Budget

	2022 Budget	Year To Date 8/31/2022	Annualized 12/31/2022	2023 Budget	NOTES
REVENUES					
Reimbursements and Refunds	-	-	-	-	
Bank Interest Income	450	850	1,100	1,100	Interest Rates have decreased - unsure of interest income for 2023
PILOT Application / Admin Fees	260,000	197,783	334,500	280,000	Annualized is estimated closings from September 2022-Year End
Annual Lease Payments	40,750	51,500	51,500	54,750	2022-23 project list
TOTAL REVENUES	301,200	250,133	387,100	335,850	
EXPENSES					
Contracted Services (Annual Audit)	7,000	4,667	7,250	7,500	2023 Annual Audit \$7,500
Contracted Services Legal Fees	10,000	6,750	10,150	10,200	Original 2022 budget \$800 per month- Increased to \$850 per month beginning February 2022
Consultant/IT Services	-	3,269	3,300	5,000	IT Services- Web Ex Subscription, Cloud Recording Storage, licenses etc.
Website Marketing Program	200	735	800	1,000	Target Industry Specific Site Selectors/ keeping IDA webpage maintained
Dues and Subscriptions	1,800	1,250	2,000	2,000	IDA Voluntary Dues \$1250, \$750 EDC
Insurance	4,000	2,576	3,900	4,000	D&O coverage; General Liability and Umbrella
Spec Eco Dev Projects Contingency	100,000	66,667	100,000	125,000	Additional Contractual Agreement and Spec Economic Projects (Includes \$100K EDGE Staff \$25K Special Projects)
Office Supplies and Expense	3,200	418	670	1,000	Bank Service Charges, telephone, and misc. office & conferenceing
Training, Seminars and Conferences Travel	3,000	1,179	3,000	3,000	IDA Seminar Fees (NYS EDC) Travel
EDGE Contractual Service	168,000	112,000	168,000	176,400	Anticipate increased reporting requirements due to PAAA & Increased Office & Real Property Expenses; 5% increase from py
TOTAL EXPENSES	297,200	199,511	299,070	335,100	
Projected Excess/(Loss) Revenues Over Expenses	4,000	50,622	88,030	750	

Added note- IDA cash balance (does not include restricted cash of \$400,000) as of 8/31/22

\$ 464,337.00

Estimated projects closing in 2022; if the closing is TBD, the admin fees are estimated to be 2023 revenue

Black	Red
2022	2023

	Black 2022	Red 2023
Open Project List: As of 8/12/22	\$ 136,709.00	\$ 147,440.00
Central Utica Building (received November 2021)- Will not close until eminent domain is resolved	\$ -	\$ 129,572.00
Solar Generation Projects LLC (SG Oneida PV) (received December 2021) closing anticipated next 30 - 60 days	\$ 40,386.00	
ceived January 2022) BS&K circulated closing documents in July but then were advised that the project is on hold; will ask for update	\$ -	\$ 17,868.00
Solitude Solar, LLC (received February 2022)	\$ -	
Fiber Instrument Sales (received March 2022) Final approvals are in place and closing is estimated in the next 60 days	\$ 20,353.00	
lcCraith Beverages (received June 2022) Final authorizing resolutions have not been adopted; closing should occur prior to year-end	\$ 17,720.00	
Indium Corporation (received July 2022) Final authorizing resolutions have not been adopted; closing should occur prior to year-end	\$ 58,250.00	
	\$ -	
	\$ -	
	\$ 136,709.00	\$ 147,440.00